

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, APRIL 17, 2007**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 17, 2007, commencing at 7:02 a.m.

A. ROLL CALL

Present: Council Members – Hitchcock, Katzakian, Mounce, and Mayor Johnson

Absent: Council Members – Hansen

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. TOPIC(S)

B-1 "Update on Mobile Home Electric Rates"

PUBLIC COMMENTS:

- Jim Baum, owner of Shady Acres Mobile Home Park, requested the item be removed from the agenda to allow mobile home owners to review the material and costs associated with the same.

Mayor Pro Tempore Mounce stated that a representative of Casa de Lodi requested the meeting be continued until they have had an opportunity to review the documentation.

Council Member Hitchcock stated she views this as an informational only meeting and would prefer to continue with the background of the subject matter. Council Member Katzakian agreed.

City Manager King briefly introduced the subject matter of mobile home electric rates.

Electric Utility Director George Morrow provided a PowerPoint presentation (filed) regarding the mobile home park electric rates. Specific topics of discussion included background, park description, EM (Mobile Home Park Service) rate history, rates to mobile home tenants, EM language, EM rate application, "pad" discounts, EM versus EA (Residential Service) rate comparison, EM recommendation, and summary.

In response to Council Member Hitchcock, Mr. Morrow stated the mobile home park rate is 5% less because the rate was previously tabled; possibly due to equity considerations.

In response to Council Member Hitchcock, Mr. Morrow stated the mobile home rate payers do get to participate in discount rate programs.

In response to Council Member Hitchcock, Mr. Morrow stated a park owner provides information to tenants and staff analyzes billings and reduces the amounts accordingly if discounts apply.

In response to Council Member Hitchcock, Mr. Morrow stated some mobile home parks are being charged EA rates while others are being charged EM rates, as determined by a review of the billings.

City Attorney Schwabauer provided an overview of the intent and literal meaning of the ordinance language for the two rates.

In response to Council Member Hitchcock, Mr. Morrow stated staff can attempt to get additional historical information regarding whether there was an oversight when the previous market cost adjustment rate discussion occurred. Mayor Johnson stated he would prefer to

go from this point forward to determine a solution rather than focus on the history of the problem.

In response to Mayor Johnson, Mr. Morrow stated the two parks being charged the rate in question are Cherokee and Lodi.

In response to Mayor Johnson, Mr. Morrow stated staff will be bringing back to Council EM rate adjustments.

In response to Council Member Hitchcock, Mr. Morrow stated the \$200,000 would go directly to Electric Utility instead of the park owners. He also provided an overview of the mathematical equations associated with possible additional revenue.

In response to Mayor Pro Tempore Mounce, Mr. Morrow stated the 47% average increase does not apply to end users who already receive the discount.

City Manager King provided an overview of the schedule stating there is an action item on the April 18, 2007, Council meeting agenda setting a public hearing for May 2 to coincide with the budget timelines.

In response to Council Member Hitchcock, Mr. Baum stated he has some concerns with the numbers and facts of the presentation and is not prepared to go into details at this time.

In response to Mayor Johnson, Mr. Baum stated the May 2 date provides adequate time for him to review the material.

In response to Mayor Johnson, Mr. Morrow stated staff will touch base with the affected park owners regarding the schedule. City Attorney Schwabauer stated notice will be provided pursuant to law as required for all public hearings.

In response to Mayor Pro Tempore Mounce, Mr. Morrow stated the park owner at 1651 Cherokee Lane was provided a letter notice.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 7:38 a.m.

ATTEST:

Randi Johl
City Clerk